

## ATTRACTIVE LIST TO BE SOLD THIS WEEK

**Hammerstein's Victoria Theatre on To-day's Vesey St. Bill.**

## BUDGET SHOULD APPEAL TO TRADERS

## Midtown Hotel, Lofts and Apartments Also To Be Offered.

The professional buyer who cannot find the kind of property he likes in this week's auction budget, to be disposed of in the Vesey st. and upper Third av. salerooms, must be very hard to suit. The list is not only long, but contains almost every kind of improved and vacant property. It readily impresses one by the number of its attractive features, many of the parcels offered being of the highest class, and so situated as to be sellable in normal times at a profitable sum to the owner.

"But if such be the case, how is it that these fine properties are placed upon the auction block at this time?" is a question to which many inquisitive and inexperienced in realty ways will rightly demand an answer. The principal reasons for these excellent speculative and investment sites appearing as the stellar numbers on the auction list of to-day have been discussed recently at length in these columns. Briefly, the major cause for financial embarrassment overtaking the owners of the properties in their weakness as managers of real estate.

Because a man is a leading manufacturer, he cannot indefinitely turn from his vocation to the realty world, and expect to become in a brief period a brilliant buyer or improver of property. Such a quick jump, however, to success is not only possible, but it is of frequent occurrence, but the one whom Dame Fortune smiles upon relies for guidance upon the clever and energetic brokers and agents who for years have been active in the great real estate market of New York. Rarely does failure come to the buyer who sets upon the judgment of some old-established brokerage house.

In the Manhattan and the Bronx auction lists for the week are parcels in the lower East Side, the most thickly populated section of the city, the central West Side, the great steamship zone, which is to be made much more important or serviceable by the building of bigger piers; the central East Side, in the heart of Times Square; in Harlem, upper Sixth av., central Sixth av., Washington Heights, and in many growing parts of the Bronx.

Now the properties to be disposed of comprise theatres, theatre, fathouses with stores, a hotel, dwellings, lots with buildings in rear and similar structures without any buildings in the rear, stable, apartment houses, one story taxpayers and vacant sites of many shapes.

The theatre among the offerings of the week is Hammerstein's Victoria, at the northwest corner of Seventh av. and 42d st. This is said to be the best paying theatre property in this country. The building is on leased land. The proceedings affect only the interests of the impresario and others who share with him in the leasing and the management of the property.

This action is the result of the recent sale of the Victoria by Hammerstein, who was interested with his father in the management of the property. It is a friendly one, Oscar Hammerstein being the plaintiff. The sale is now held in order that the affairs of the Hammerstein Amusement Company and others, the lessors and controllers of the premises, might be quickly settled in the proper legal manner. M. Morgenthau, Jr., will be the auctioneer at the sale, which will take place to-morrow.

Oscar Hammerstein, as plaintiff, seeks to recover from the defendants the sum of \$12,000 plus 16 cents. No, that is not the exact sum due him up to date, but it will be the full amount owing him, with interest computed, when the property is put up for sale. The legal machinery takes count of the days to come, and usually in cases like this a penny rightly due can escape from the debt collectors.

Joseph P. Day will come to the rooms in Vesey st. to-morrow with four properties for disposal to the highest bidders. These are the group of four-story buildings with stores at 124 Fifth st., southeast corner of Greenwich st. The sum due on that well-located parcel is about \$88,500.

It is probable that if more tubes between the New York and New Jersey shores are built in the not far distant future the New York entrance to these tunnels will be very close to this property, and the tunnel project would undoubtedly cause a very big enhancement of value at the present time of old New York. Even more tunnels are not built in this part of the town for many years to come, the Broadway-59th st. subway line now building in the section will tap the heart of this zone and make the Liberty st. property in question much more valuable.

Now, while Auctioneer Day's list is under examination, do not fail to note the first offering on his Thursday slate. He is going to sell on that day the leasehold interest of the 41st Street Realty Company in the Hotel Continental, the southeast corner of 41st and Broadway. F. L. Maher, the principal, sees in this action against the property to protect his interest of \$91,000. And the second number on the Thursday slate should not be overlooked either. It is the parcel 46 West 36th st. Although the site has a frontage of only about 16.7 feet, it is large enough for improvement with a larger shop for a fashionable costume, as it is superbly located.

Charles A. Berrian is going to sell under the hammer on Friday several flat houses with stores. The Hamptons, a hotel, will be held at the same salerooms. These houses are broad and attractive, and they ought to appeal to those persons who are apartment house buyers.

The weekly auction list is as follows:

TO-MORROW.

By M. Morgenthau, Jr., Co.

**BROADWAY**, 101-103, 105-107, 111-113, 115-117, 121-123, 125-127, 131-133, 135-137, 141-143, 145-147, 151-153, 157-159, 163-165, 169-171, 175-177, 181-183, 187-189, 193-195, 199-201, 205-207, 211-213, 217-219, 223-225, 229-231, 235-237, 241-243, 247-249, 253-255, 259-261, 265-267, 271-273, 277-279, 283-285, 289-291, 295-297, 299-301, 305-307, 311-313, 317-319, 323-325, 329-331, 335-337, 341-343, 347-349, 353-355, 359-361, 365-367, 371-373, 377-379, 383-385, 389-391, 395-397, 399-401, 405-407, 411-413, 417-419, 423-425, 429-431, 435-437, 441-443, 447-449, 453-455, 459-461, 465-467, 471-473, 477-479, 483-485, 489-491, 495-497, 501-503, 507-509, 513-515, 519-521, 525-527, 531-533, 537-539, 543-545, 549-551, 555-557, 561-563, 567-569, 573-575, 579-581, 585-587, 591-593, 597-599, 601-603, 607-609, 613-615, 619-621, 625-627, 631-633, 637-639, 643-645, 649-651, 655-657, 661-663, 667-669, 673-675, 679-681, 685-687, 691-693, 697-699, 703-705, 709-711, 715-717, 721-723, 727-729, 731-733, 737-739, 741-743, 747-749, 753-755, 759-761, 765-767, 771-773, 777-779, 781-783, 787-789, 791-793, 797-799, 801-803, 807-809, 811-813, 817-819, 821-823, 827-829, 831-833, 837-839, 841-843, 847-849, 851-853, 857-859, 861-863, 867-869, 871-873, 877-879, 881-883, 887-889, 891-893, 897-899, 901-903, 907-909, 911-913, 917-919, 921-923, 927-929, 931-933, 937-939, 941-943, 947-949, 951-953, 957-959, 961-963, 967-969, 971-973, 977-979, 981-983, 987-989, 991-993, 997-999, 1001-1003, 1007-1009, 1011-1013, 1017-1019, 1021-1023, 1027-1029, 1031-1033, 1037-1039, 1041-1043, 1047-1049, 1051-1053, 1057-1059, 1061-1063, 1067-1069, 1071-1073, 1077-1079, 1081-1083, 1087-1089, 1091-1093, 1097-1099, 1101-1103, 1107-1109, 1111-1113, 1117-1119, 1121-1123, 1127-1129, 1131-1133, 1137-1139, 1141-1143, 1147-1149, 1151-1153, 1157-1159, 1161-1163, 1167-1169, 1171-1173, 1177-1179, 1181-1183, 1187-1189, 1191-1193, 1197-1199, 1201-1203, 1207-1209, 1211-1213, 1217-1219, 1221-1223, 1227-1229, 1231-1233, 1237-1239, 1241-1243, 1247-1249, 1251-1253, 1257-1259, 1261-1263, 1267-1269, 1271-1273, 1277-1279, 1281-1283, 1287-1289, 1291-1293, 1297-1299, 1301-1303, 1307-1309, 1311-1313, 1317-1319, 1321-1323, 1327-1329, 1331-1333, 1337-1339, 1341-1343, 1347-1349, 1351-1353, 1357-1359, 1361-1363, 1367-1369, 1371-1373, 1377-1379, 1381-1383, 1387-1389, 1391-1393, 1397-1399, 1401-1403, 1407-1409, 1411-1413, 1417-1419, 1421-1423, 1427-1429, 1431-1433, 1437-1439, 1441-1443, 1447-1449, 1451-1453, 1457-1459, 1461-1463, 1467-1469, 1471-1473, 1477-1479, 1481-1483, 1487-1489, 1491-1493, 1497-1499, 1501-1503, 1507-1509, 1511-1513, 1517-1519, 1521-1523, 1527-1529, 1531-1533, 1537-1539, 1541-1543, 1547-1549, 1551-1553, 1557-1559, 1561-1563, 1567-1569, 1571-1573, 1577-1579, 1581-1583, 1587-1589, 1591-1593, 1597-1599, 1601-1603, 1607-1609, 1611-1613, 1617-1619, 1621-1623, 1627-1629, 1631-1633, 1637-1639, 1641-1643, 1647-1649, 1651-1653, 1657-1659, 1661-1663, 1667-1669, 1671-1673, 1677-1679, 1681-1683, 1687-1689, 1691-1693, 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2151-2153, 2157-2159, 2161-2163, 2167-2169, 2171-2173, 2177-2179, 2181-2183, 2187-2189, 2191-2193, 2197-2199, 2201-2203, 2207-2209, 2211-2213, 2217-2219, 2221-2223, 2227-2229, 2231-2233, 2237-2239, 2241-2243, 2247-2249, 2251-2253, 2257-2259, 2261-2263, 2267-2269, 2271-2273, 2277-2279, 2281-2283, 2287-2289, 2291-2293, 2297-2299, 2301-2303, 2307-2309, 2311-2313, 2317-2319, 2321-2323, 2327-2329, 2331-2333, 2337-2339, 2341-2343, 2347-2349, 2351-2353, 2357-2359, 2361-2363, 2367-2369, 2371-2373, 2377-2379, 2381-2383, 2387-2389, 2391-2393, 2397-2399, 2401-2403, 2407-2409, 2411-2413, 2417-2419, 2421-2423, 2427-2429, 2431-2433, 2437-2439, 2441-2443, 2447-2449, 2451-2453, 2457-2459, 2461-2463, 2467-2469, 2471-2473, 2477-2479, 2481-2483, 2487-2489, 2491-2493, 2497-2499, 2501-2503, 2507-2509, 2511-2513, 2517-2519, 2521-2523, 2527-2529, 2531-2533, 2537-2539, 2541-2543, 2547-2549, 2551-2553, 2557-2559, 2561-2563, 2567-2569, 2571-2573, 2577-2579, 2581-2583, 2587-2589, 2591-2593, 2597-2599, 2601-2603, 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